

113.0

0004

0019.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

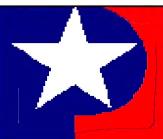
757,800 / 757,800

USE VALUE:

757,800 / 757,800

ASSESSED:

757,800 / 757,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
141		PARK AVE EXT, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KUSUMA JULIUS &	
Owner 2: KUSUMA KRISTA L DAHL	
Owner 3:	

Street 1: 6268 SMITH AVE

Street 2:

Twn/City: NEWARK

St/Prov: CA Cntry Own Occ: N

Postal: 94560 Type:

**PREVIOUS OWNER**

Owner 1: BOOLOS REBECCA S -

Owner 2: -

Street 1: 141 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1599 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5277	Sq. Ft.	Site			0	70.	1.10	6									404,818						404,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		5277.000	353,000			404,800	757,800				72352
Total Card		0.121	353,000			404,800	757,800	Entered Lot Size			GIS Ref
Total Parcel		0.121	353,000			404,800	757,800	Total Land:			GIS Ref
Source: Market Adj Cost				Total Value per SQ unit /Card:		473.92	/Parcel: 473.92	Land Unit Type:			Insp Date

11/22/16

18790!

**USER DEFINED**

Prior Id # 1:	72352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	07:55:53
LAST REV Date	Time
01/28/21	12:30:33
mmcmakin	
8790	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOOLOS REBECCA	63900-587		7/11/2014		520,000	No	No		
AZEVEDO LAURA J	40232-399		7/31/2003		410,000	No	No		
WHITE SHARON	31633-57		7/24/2000		341,000	No	No		
BOURNEUF SHIRLE	24812-27		8/26/1994		162,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/28/2017	1578	New Wind	7,000	C					1/28/2021	Mail Update	MM	Mary M
2/2/2016	121	Alterati	10,000		2/2/2016			Redo existing gara	7/22/2019	Mail Update	MM	Mary M
5/12/2004	355	Re-Roof	6,800						11/22/2016	Permit Visit	DGM	D Mann
									11/22/2016	Meas/Inspect	DGM	D Mann
									11/20/2008	Meas/Inspect	189	PATRIOT
									12/6/2000	MLS	MM	Mary M
									4/11/2000	Inspected	276	PATRIOT
									2/7/2000	Measured	263	PATRIOT
									1/1/1982		MS	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

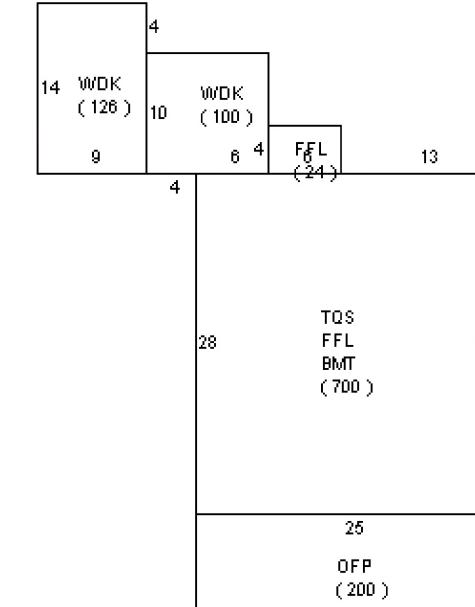
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	CREAM	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

FOR SALE 648-6900.

**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	18.6 %
<b>CALC SUMMARY</b>	
Basic \$ / SQ: 135.00	
Size Adj.: 1.35000002	
Const Adj.: 0.98000199	
Adj \$ / SQ: 178.605	
Other Features: 111250	
Grade Factor: 1.10	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 433707	
Depreciation: 80670	
Depreciated Total: 353038	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB: 1

**CONDOS INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name: